

# I-25 & ERIE PARKWAY

*your customers are already here*



## Promising Families: Fast Track Couples

### GENERAL DEMOGRAPHICS

	3 MILE	10 MILE	20 Mile
Population	3,052	289,388	1,176,887
Housholds	1,061	105,040	445,411
Avg. Household Income	\$105,595	\$94,608	\$81,163
Median Age	36.4	35.7	34.7
% Owner Occupied Housing Units	84.7%	74.9%	64.5%
% Age 25+ Bachelor Degree or Higher	41.2%	38.7%	35.6%

### AVAILABLE PROPERTY

- **SWC:** RE1313 is representing up to 120 acres for ground lease development opportunities.
- **NWC:** Landowners proposing a regional commercial & mixed-use development, annexation & zoning of property in process.

- AADT 90,700 (2011)
- This intersection offers great visibility and traffic counts to serve potential retail, office, and technical facilities. The spacing from retail centers to the south offers the opportunity for exposure to new customers as the residential numbers continue to grow and be the new frontier of the north Front Range area. Furniture Row stores are taking advantage of the residential growth at this intersection.



For more information, visit us at  
[www.erieco.gov/economic\\_development](http://www.erieco.gov/economic_development)  
303.926.2769

